



SMITHYOUNG

FLAGSHIP
OPPORTUNITY
NEW LEASE



100% PRIME UNIT TO LET
52-56 Market Street, Manchester, M1 1PW

Description

The subject property is arranged over ground, first, second and third floors. The ground and first floors comprise of sales areas with the second and third floors currently used as storage / staff space.

Accommodation

The property is located in a 100% prime pitch on Market Street, Manchester in between the two main entrances to the Arndale Centre. It presents a rare opportunity to acquire a flagship store on the street. The building benefits from sales space on Ground and First floors and is in close proximity to H&M, TK Maxx, Uniqlo and Urban Outfitters.

The property consists of the following approximate net internal floors areas:

| | |
|-------------------------|---------------------|
| Ground Floor Sales | 3,751 sq ft |
| First Floor Sales | 3,656 sq ft |
| Second Floor | 3,423 sq ft |
| Third Floor | 775 sq ft |
| Total Floor Area | 11,605 sq ft |

Term

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Rent on application.

Business Rates

We are informed by the Local Rating Authority that the current Rateable Value of the property is £440,000. The UBR for 2023/2024 is 51.2p. The Rates Payable stand at £225,280 pa. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VAT

VAT will be charged at the standard rate.

Legal Costs

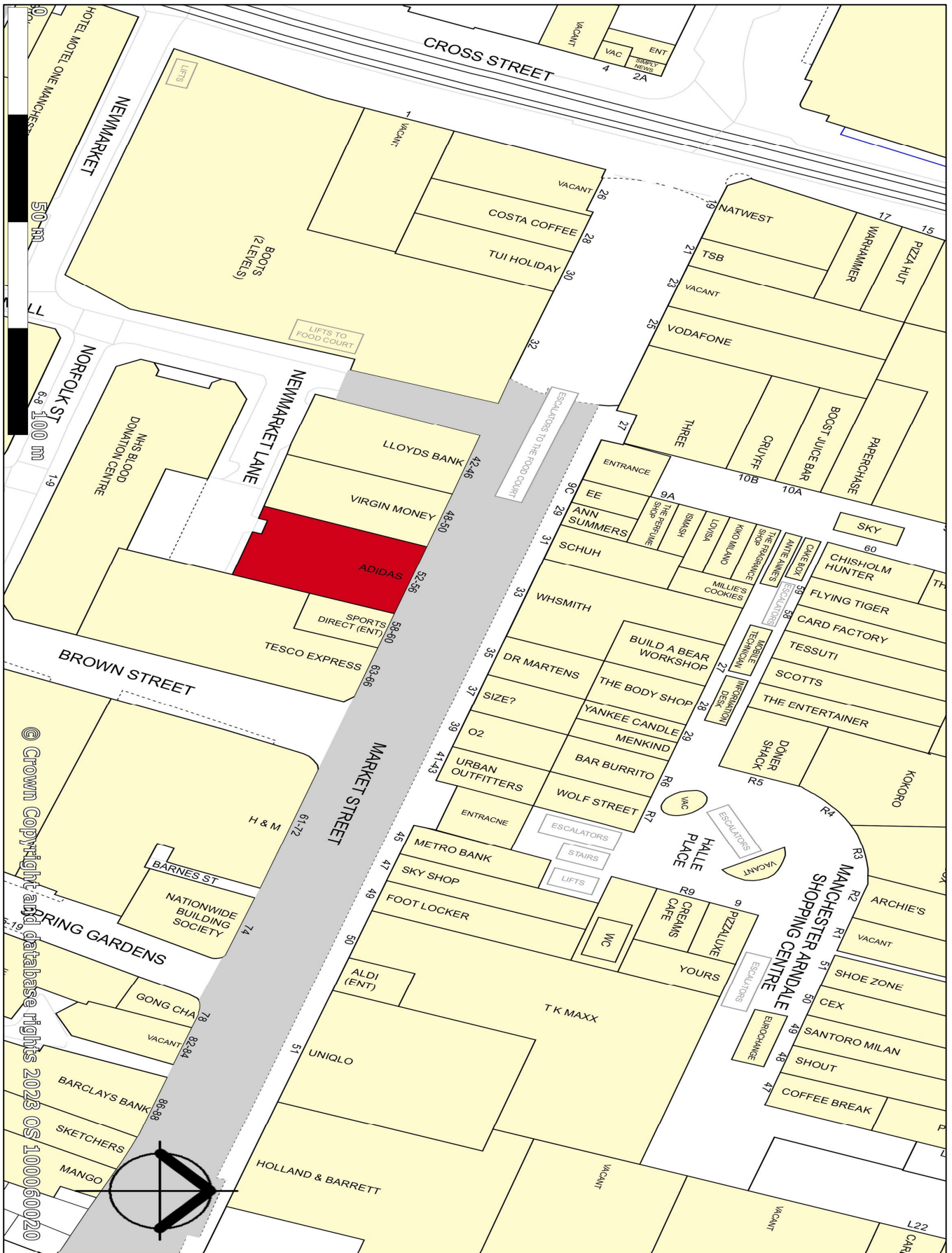
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property is currently being assessed for its EPC rating.

For further information or an appointment to view please contact:

James Fox
T: 0114 256 8089
M: 07702 974 734
E: james.fox@smithyoung.co.uk



© Crown Copyright and database rights 2023 OS/100060020